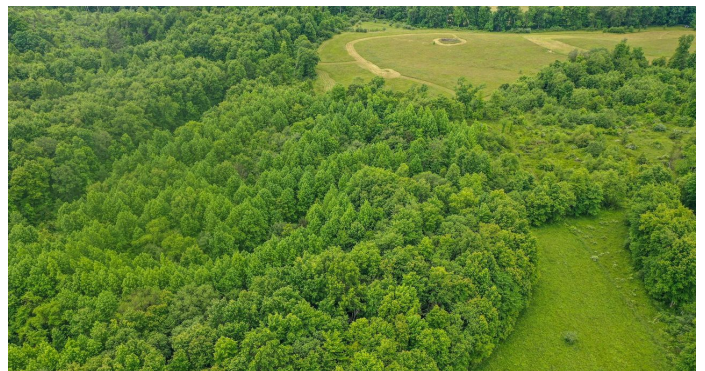


**Roller Coaster Rd - 45 acres - Vinton
County**
Roller Coaster Rd
Hamden, OH 45634

\$359,000
45 +/- acres
Vinton County



Roller Coaster Rd - 45 acres - Vinton County Hamden, OH / Vinton County

SUMMARY

Address

Roller Coaster Rd

City, State Zip

Hamden, OH 45634

County

Vinton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.19283 / -82.49734

Acreage

45

Price

\$359,000

Property Website

<https://ohiolandforsale.com/property/roller-coaster-rd-45-acres-vinton-county-vinton-ohio/20022/>



PROPERTY DESCRIPTION

Secluded, Private, Perfect! A winding tree lined driveway leads you past the guest cabin to a beautiful log cabin, tucked in the pines like it was meant to be there. The cabin is approximately 6 years old and overlooks a one acre pond. You wanna talk about the perfect setting, this would be it. Property is approximately 45 acres of pine forest, pasture, and mixed hardwoods.

Some of the properties features include:

- Tree lined driveway
- Fantastic hunting opportunities
- Good deer sign
- Great area for turkey too
- 1 Acres pond
- Approx. 15 acres of pines
- Approx. 13 Acres of hardwoods and cover
- Approx. 13 acres of pasture
- Some livestock fencing
- Income potential for pasture
- 78 additional acres of woods may be available
- Rustic guest cabin 12 x 24 with no utilities

Features of the cabin include:

- Cabin is 26 x 36
- Approx. 1200 Sq Ft of living space plus a new addition recently added
- Perfect setting
- Wood burning cook stove does not stay
- 2 bedrooms on first floor
- Double loft bedrooms
- Kitchen, dining, & living area
- Newly added bathroom with shower
- Covered front porch and back porch
- Metal roof
- Water line ran to cabin from road for city water
- Septic system
- Electric is available at road if desired

This is definitely a property that you have to see for yourself. Current annual taxes are only \$1543. New survey will be performed at the acceptance of a contract to purchase. Call today for more information or to schedule a time to view the property.

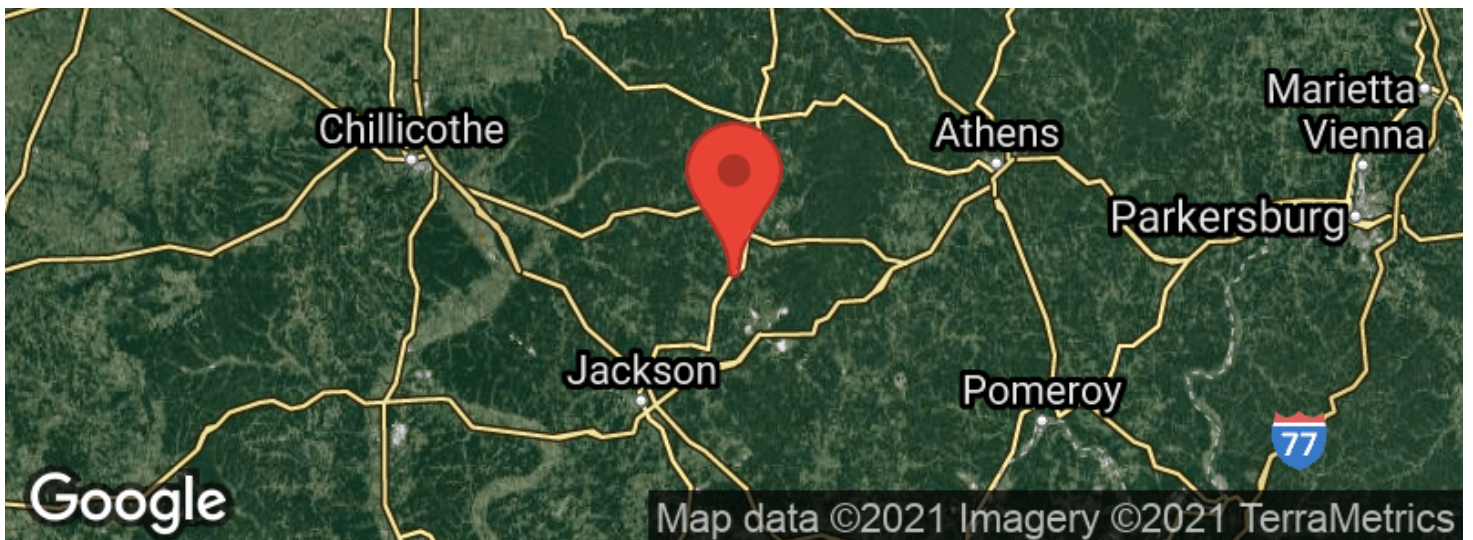
**Roller Coaster Rd - 45 acres - Vinton County
Hamden, OH / Vinton County**



Locator Maps



Aerial Maps



Roller Coaster Rd - 45 acres - Vinton County
Hamden, OH / Vinton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

Mobile

(614) 419-3924

Email

jcollins@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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